



ESTABLISHED 1850

# CITY OF VACAVILLE

650 MERCHANT STREET  
VACAVILLE, CALIFORNIA 95688-6908  
[www.cityofvacaville.com](http://www.cityofvacaville.com)

STEVE HARDY DILENNA HARRIS  
Mayor Councilmember

RON ROWLETT CURTIS HUNT  
Vice Mayor Councilmember

MITCH MASHBURN  
Councilmember

Housing Policy Department  
Received on:

**MAR 29 2012**

March 28, 2012

Department of Housing and Community Development  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

**SUBJECT: City of Vacaville Annual General Plan and Housing Progress Report**

To Whom It May Concern:

Enclosed is a copy of the City of Vacaville Annual Report on the General Plan and Housing Element for calendar year 2011. The Vacaville City Council accepted this report at their regularly scheduled meeting on March 27, 2011. A copy of this report has been sent to the Governor's Office of Planning and Research as well.

Please call me at (707) 449-5366 if you have any questions.

Sincerely,

Tyra Hays  
Senior Planner

Cc: Anne Putney, Housing & Redevelopment Manager  
Emily Cantu, Housing & Redevelopment Manager



Agenda Item No. 6D  
March 27, 2012

TO: Honorable Mayor and City Council  
Attention: Laura C. Kuhn, City Manager

FROM: Maureen T. Carson, Community Development Director

SUBJECT: **2011 ANNUAL REPORT ON THE GENERAL PLAN INCLUDING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT**

**DISCUSSION:**

Government Code Section 65400 requires the City to prepare an annual report on the status of the General Plan, including the Housing Element, and progress in its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and Housing and Community Development (HCD) by April 1 of each year. One purpose of the annual report is to provide the City Council with examples of how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan. As such, the annual report is to provide enough detail to allow the City Council to identify necessary "course adjustments" or modifications to the General Plan, and means to improve local implementation. A major item being reported to the State is that the existing 22-year old General Plan is under revision. The Planning Commission was briefed on this item at their March 20, 2012 meeting.

The Housing Element is one of the seven State mandated General Plan elements. As such, most jurisdictions combine their annual report on the General Plan with their annual Housing Element progress report. While there is no standardized form or format for the preparation of the General Plan annual progress report, in March 2010, HCD adopted forms that must be used when reporting on the status and implementation of the Housing Element. This report incorporates the required forms.

This comprehensive report is a prerequisite in order for the City to be eligible to apply for certain housing and transportation grant monies. The City also uses this report to track amendments to the General Plan.

The attached report meets the statutory requirements of both State mandated annual reports, and includes the following information:

- Abridged List of Citywide accomplishments during 2011, which was reviewed by City Council on February 28, 2012
- Progress on meeting the City's share of the regional housing need and implementation of housing programs.

**FISCAL IMPACT:**

The preparation of this report is mandated by State law and has no funding source. The Departments of Community Development and Housing and Redevelopment absorbed the staffing costs to prepare this report.

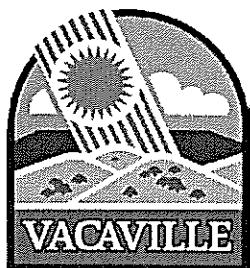
**RECOMMENDATION:**

By simple motion, that the City Council accept the 2011 Annual Report on the General Plan and Annual Housing Element Progress Report and direct staff to forward the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Exhibits:

- A – Annual Report on the General Plan 2011
- B – Annual Progress Report on the Housing Element 2011
- C – 2011 List of Accomplishments

## **EXHIBIT A**



# **City of Vacaville**

## **Annual Report on the General Plan Year 2011**

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Prepared for State of California  
Governor's Office of Planning and Research  
and Department of Housing and Community Development

Prepared by:  
City of Vacaville  
Community Development Department  
650 Merchant Street  
Vacaville, CA 95688

## **INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT**

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs..." Submittal of this report to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1, 2012 is required by State law.

The General Plan is Vacaville's blueprint for the future and identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Vacaville General Plan was adopted in 1990 and was the subject of a technical update in 1999. In March 2010, the City Council initiated a comprehensive General Plan Update. This update is currently in progress and is scheduled for adoption in 2013.

The Housing Element was adopted in April 2010 and certified by HCD in July 2010. The Housing Element addresses the City's Regional Housing Needs Assessment (RHNA) for 2007 thru 2014. This report includes five tables that complies with state statutes requiring an analysis of the City's residential construction compared to regional housing need goals.

The information in this report is compiled from these existing sources:

- City Of Vacaville 2009-2011 Strategic Plan
- Building Division Permit Records
- City Council and Planning Commission Actions

# COMPREHENSIVE GENERAL PLAN UPDATE

On March 23, 2010, the City Council initiated a comprehensive General Plan Update. The General Plan Update is scheduled to be completed in 2013. The current General Plan was adopted in 1990 and has a "horizon year" of 2010 when build-out of the vacant lands was projected. A technical update to the General Plan was adopted in 1999. The technical update focused on updating data and minor amendments to keep the document current in the interim period until a comprehensive update would be undertaken.

The driving forces for a Comprehensive General Plan Update include:

1. The current General Plan policies are nearly 20 years old, and the City has passed the horizon date of 2010, however build out of all of the vacant lands within the City has not occurred.
2. An Urban Growth Boundary (UGB) was adopted by the Council in March 2008. The UGB identifies new growth areas that need to be studied as part of a comprehensive Citywide General Plan Update. These areas include the lands east of Leisure Town Road and along Interstate 80 in northwest Vacaville.
3. The General Plan must address new greenhouse gas emissions and global warming legislation (SB 375 and AB 32). AB 32 requires that California's global warming emissions be reduced to 1990 levels by the year 2020 through policies and programs to reduce greenhouse gases. SB 375 links transportation and housing planning by making findings and declarations concerning the need to make significant changes in land use and transportation policy in order to meet the greenhouse gas reduction goals established by AB 32. As a part of the Scope of the General Plan, a state-mandated Climate Action Plan is required.
4. The General Plan must address the Complete Streets Act (AB 1358). The Complete Streets Act requires cities to identify how the city will provide for the routine accommodation of all users of the roadway including motorists, pedestrians, bicyclists, individuals with disabilities, seniors, and users of public transportation.
5. The General Plan must address recent flood hazard and water supply legislation (AB 162). AB 162 requires that the Land Use Element identify and annually review those areas covered by the General Plan that are subject to flooding as identified by flood plain mapping prepared by the Federal Emergency Management Agency or the Department of Water Resources. In addition, the Conservation Element is required to identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of groundwater recharge and storm water management.
6. A Citywide land use and infrastructure study is overdue. Such a study would analyze build-out of the General Plan, levels of service (LOS) for the City's infrastructure and safety services, and identify long-term infrastructure needs. Specific major land use and infrastructure issues needing attention include:
  - a. Traffic Level of Service (LOS) standards need to be reviewed and evaluated in relation to State, County, and the region's Congestion Management Plan.

- b. The traffic model used for the General Plan technical update did not assume complete build-out of non-residential lands. A local traffic model update is currently being prepared and will be used to develop traffic projections for a horizon year of 2035 and for General Plan build-out of all vacant lands.
- c. Revitalization and/or redevelopment of vacant and underutilized commercial centers would be considered.
- d. Non-residential lands for economic development need to be identified and planned for in advance of development proposals.
- e. The Opportunity Hill Master Plan includes a proposed density of 65 units per acre and mixed uses. The current General Plan does not address a density of this magnitude.
- f. The areas which are outside of the current General Plan area, but within the UGB need to be identified and evaluated for appropriate land uses.

## **STATUS OF GENERAL PLAN UPDATE**

As of March 2012, the City and its General Plan Update consultant, The Planning Center I Design, Community and Environment (DC&E), have:

- Conducted 17 General Plan Update Steering Committee meetings
- Conducted seven City Council Meetings related to the General Plan Update
- Conducted the General Plan Update EIR Scoping Session
- Conducted three public workshops & three property owner workshops
- Created a General Plan Update website ([www.vacavillegeneralplan.org](http://www.vacavillegeneralplan.org))
- Prepared Existing Conditions for topics including:
  - Population and Housing Conditions and Trends
  - Competitive Positioning
  - Neighborhood Serving Retail
  - Downtown Housing Evaluation
  - Parks and Recreation
  - Public Services
  - Water Supply and Service
  - Wastewater System
  - Stormwater System
  - Biological Resources
  - Cultural and Paleontological Resources
  - Transportation and Circulation
  - Air Quality
  - Noise
  - Agricultural Resources
- Selected the Preferred Land Use Alternative for evaluation in the Environmental Impact Report
- Published three newsletters

The City is current in the process of writing the draft General Plan, Environmental Impact Report and Climate Action Plan. Public hearings to review these documents are scheduled for Fall 2012, with the intent that the documents will be adopted in 2013.

## **2011 GENERAL PLAN AMENDMENTS**

**July 12, 2011 – Resolution 2011-83** – Resolution of the City Council of the City of Vacaville adopting the Mitigated Negative Declaration with Mitigation Monitoring Program and Approving the General Plan Amendment to the Former Solano Irrigation District Headquarters and Corporation Yard at 508 Elmira Road.

- Land Use Diagram amendment changing the designation from “Public/Institutional” to “Residential Low Medium Density” and “Commercial Office.” The Commercial Office designation was applied to 0.87 acres, while the remainder of the 10.87 acres was designated as Residential Low Medium Density.
- Land Use Element text amendment - Adoption of Special Area Policy 2.3- I 23:

The 10.87-acre site at 508 Elmira Road shall include the following Special Area Policy:

- Comply with the Mitigated Negative Declaration measures for a Maintenance Plan detailing how the owner of the site will continuously maintain the vacant site for the duration of ownership to prevent the site from becoming a hazard or blighted prior to development.
- The City’s Infill Standards for Residential Development shall be met for any future development for the site; regardless of lot size. Site specific standards would also include:
  - No attached housing shall be approved for the site.
  - Additional landscaping allowed by Infill Standards shall address protection of privacy for adjacent existing homes per General Plan Policy 2.5 – I 19.
  - Site development applications for this property shall be submitted concurrently.

## **PENDING GENERAL PLAN AMENDMENTS**

In March 2010, as part of the Comprehensive General Plan Update initiation, the City Council adopted an interim policy prohibiting the processing of General Plan Amendment requests during the General Plan Update process, scheduled to take place over a span of two years. However, three General Plan Amendment requests were exempted from this policy. These projects are as follows:

1. Request from Sares Regis Group to allow consideration of land use entitlements for their property at the southeast corner of Leisure Town Road and Elmira Road in advance of a master land use plan for the area east of Leisure Town Road.
2. Request from Discovery Builders to amend the North Village Specific Plan and General Plan to address changes related to the relocation of the future elementary school site.
3. Request from Solano Irrigation District (SID) to change the planned land use for their headquarters site on Elmira Road.

As noted under “2011 General Plan Amendments” section, the General Plan amendment from Solano Irrigation District to change the planned land use for their headquarters site on Elmira

Road has been completed. The other two General Plan amendment requests from the Sares Regis Group and Discovery Builders are pending review.

Brighton Landing Subdivision - (Property Owner Request)

On October 5, 2010, the City received an application for a General Plan Amendment for the Brighton Landing Subdivision and a Catholic High School, which would be constructed adjacent to the residential subdivision. The 210.89± acre project site is located east of Leisure Town Road, south of Elmira Road and north of Fry Road.

The project requires several General Plan considerations. The General Plan contains policies that require this area to be part of a Specific Plan in order to plan land uses, utilities (water, drainage and sewer) and circulation. The General Plan also requires completion of a master land use plan for the east of Leisure Town Road growth area, which would determine the location of the easterly urban line, the location of a permanent agricultural buffer, and a coordinated land use plan. The General Plan requires that this master land use plan be completed prior to consideration of any development east of Leisure Town Road.

Due to its location and shared infrastructure needs, the Brighton Landing development proposal is being considered concurrently with the General Plan Update, which is analyzing new growth areas east of Leisure Town Road and in the Northeast Sector of the City. In December, 2011, the City Council selected a Preferred Land Use Alternative (PLUA) for the draft General Plan Update. The Brighton Landing applicants have revised their plan to be consistent with the PLUA. The Environmental Impact Report (EIR) is being prepared now and is expected to be released for public review in Summer 2012.

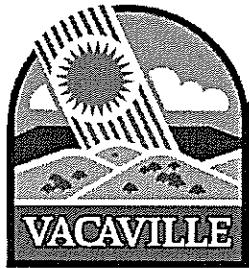
North Village Specific Plan and General Plan Amendments (Property Owner Request)

On June 28, 2011, the City received an application for a General Plan Amendment for the proposed future school site within the North Village Specific Plan, Area Plan 1. The 11-acre site is located north of North Station Drive and east of Parkside Drive. The project requires a General Plan map amendment, which would change the General Plan land use designation for the area identified as Planning Area 7 in the North Village Specific Plan (Unit 5 in North Village Area Plan 1) from future elementary school to Residential Low Medium Density and relocate the future school site to Area Plan 2 of the North Village Specific Plan.

## **2011 ACCOMPLISHMENTS**

On February 28, 2012, the City Council reviewed the City's list of accomplishments for 2011. An abridged annual accomplishments list has been attached as Exhibit C.

## **Exhibit B**



### **City of Vacaville**

# **ANNUAL PROGRESS REPORT ON THE HOUSING ELEMENT Year 2011**

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Prepared for State of California  
Governor's Office of Planning and Research  
and Department of Housing and Community Development

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §§2022 )

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2011 to December 31, 2011

Table A

Annual Building Activity Report Summary - New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information			Affordability by Household incomes			Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions		
1	2	3	4	5	5a	5	5a	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est.# Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
124-183-030	SU	Renter	1			1				As provided by Government Code Section 65583.1, the City is applying secondary living units towards its fair share of the RHNA. In Vacaville, secondary units are often occupied by elderly parents or young, single adults.	
(9) Total of Moderate and Above Moderate from Table A3											
(10) Total by income Table A/A3											
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

Jurisdiction: City of Vacaville  
 Reporting Period: January 1, 2011 to December 31, 2011

Table A2

**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

Jurisdiction: City of Vacaville

Reporting Period: January 1, 2011 to December 31, 2011

Table A3

**Annual Building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)**

	<b>1.</b> Single Family	<b>2.</b> 2 - 4 Units	<b>3.</b> 5+ Units	<b>4.</b> Second Unit	<b>5.</b> Mobile Homes	<b>6.</b> Total	<b>7.</b> Number of infill units*
No. of Units Permitted for <b>Moderate</b>	89					89	
No. of Units Permitted for <b>Above Moderate</b>	0					0	

\* Note: This field is voluntary

**Table B**

Jurisdiction: City of Vacaville  
 Reporting Period: January 1, 2011 to December 31, 2011

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

		Permitted Units Issued by Affordability											
		Remaining RHNA by Income Level											
		Total Units to Date (all years)											
Income Level	RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total	Remaining RHNA by Income Level	
Very Low	Deed Restricted	754									740		
	Non-deed restricted		7	5	1	0	1					14	740
Low	Deed Restricted	468									342		
	Non-deed restricted		0	63	12	0	51					126	342
Moderate	Deed Restricted	515									509		
	Non-deed restricted		38	64	104	214	89					6	509
Above Moderate		1,164	305	201	138	0	0				644		520
Total RHNA by COG, Enter allocation number:		2,901											
Total Units	▲ ▲ ▲	350	333	255	214	141					1,293		
Remaining Need for RHNA Period	▲ ▲ ▲ ▲										1,608		

**Notes:**

Units serving extremely low-income households are included in the very low-income permitted units totals.

2/22/12 - Correction made to the 2010 permits. A portion of the "Moderate" income units were erroneously reported as "Above Moderate" units.

Table C

Jurisdiction: City of Vacaville  
 Reporting Period: January 1, 2011 to December 31, 2011

Program Implementation Status				
Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective*	Timeframe in I.E.		Status of Program Implementation
<i>New Construction</i>				
H.1 - 11	Continue to use the Density Bonus provisions in the Land Use & Development Code to grant density bonuses above the State-mandated minimum in return for an increased share of affordable units.	Ongoing		During this reporting period, the City has made developers aware of the provisions in the Density Bonus ordinance. No development applications were submitted.
H.1 - 12	The Planned Growth Ordinance shall continue to provide exemptions to the allocation process for the construction of dwellings affordable to very low and low-income households.	Ongoing		In January 2012, the Council deferred the implementation of the Planned Growth Ordinance for calendar year 2012. Permits may be issued for any residential lot approved for construction.
H.1 - 13	Consider an amendment to the Land Use and Development Code to allow innovative and affordable housing within new single-family subdivisions. This could include provisions that allow duplexes to be built on the larger corner lots and secondary living units to be built in conjunction with new homes.	May 2011		Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur in 2013.
H.1 - 14	Consider implementation of a program to allow payment of development impact fees for new residential construction to be deferred and paid prior to the City's approval of occupancy	May 2011		Due to budgetary and staffing constraints, this proposal has not been presented to the City Council.
H.1 - 15	Review and update the development impact fee structure for residential projects.	Following the General Plan Update		The General Plan Update process is currently underway. The new General Plan is scheduled for adoption in 2013.
H.1 - 16	Evaluate and update the General Plan residential land use classifications and consistent zoning districts.	During the General Plan Update - Currently Underway		The General Plan Update process is currently underway. The new General Plan is scheduled for adoption in 2013.
H.1 - 17	Assist affordable housing developers to construct 527 new housing units affordable to households with incomes below 80 percent of median, with 74 percent of these units being affordable at 60 percent or below median, and 10 of these units being affordable to families with incomes below 30 percent of median.	Ongoing		The City of Vacaville Redevelopment Agency did not fund this activity with its Redevelopment Low Income Housing Fund (LIHF) during this reporting period. Future activity will be impacted due to the elimination of redevelopment agencies in the State of California effective February 1, 2012. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.

**Program Implementation Status**

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583, Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective*	Timeline in H.E.	Status of Program Implementation	
H.1 - 1 8	Identify sites that are appropriate for military families based at Travis Air Force base and work with Air Force housing officials and non-profit housing groups to build off-base housing units that are affordable to active military families at Travis AFB.	Ongoing	The Redevelopment Agency continued to pursue development of the property during this reporting period. The primary source of funding for this activity is Redevelopment Low Income Housing Fund (LIHF). Future activity will be impacted due to the elimination of redevelopment agencies in the State of California effective February 1, 2012. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.	
H.1 - 1 9	Continue to implement the Residential Overlay District Ordinance by supporting development of apartments on vacant commercial lands, which are appropriate sites for multifamily development.	Ongoing	The Redevelopment Agency supports these projects using its Redevelopment Low Income Housing Fund (LIHF). Future activity will be impacted due to the elimination of redevelopment agencies in the State of California effective February 1, 2012. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.	
H.1 - 1 10	Expand the supply of three-bedroom apartments to provide affordable multifamily housing for large families and young adult households.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur in 2013.	
H.1 - 1 11	Strengthen anti-NIMBY protections including no-net loss housing development capacity requirements.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur in 2013.	
H.1 - 1 12	Amend the Land Use and Development Code and Zoning Map to identify Special Standard Overlay zones that permit Social Services Facilities without a conditional use permit.	2008 / 2009	During this reporting period, construction of the Opportunity House expansion project continued. The primary source of funding for this activity is Redevelopment Low Income Housing Fund (LIHF). Future activity will be impacted due to the elimination of redevelopment agencies in the State of California effective February 1, 2012. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.	
H.1 - 1 13	Initiate an amendment to the Land Use and Development Code to comply with SB 2 (Cedillo), the "Fair Share Zoning" law.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur at the end of 2012.	
H.1 - 1 14	Implement the Opportunity Hill Master Plan by identifying lands to be rezoned to a density greater than the maximum density of 36 units per acre as currently permitted by the Urban High Density (RUHD) Residential Overlay District.	During the General Plan Update - Currently Underway	The change in general plan designation for this project is currently underway as part of the Comprehensive General Plan Update anticipated to be completed in 2013. The source of funding for this revitalization activity is Redevelopment Low Income Housing Fund (LIHF) and Redevelopment Tax Increment. Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.	

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.			
Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective*	Timeframe in H.E.	Status of Program Implementation
H.1 - I 15	Consider an amendment to the Land Use & Development Code and/or the Single Family Design Guidelines to include alternative development and design standards for small lot subdivisions, specifically for lots smaller than 5,000 square feet and for affordable housing developments.	Following General Plan Update Underway	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur in 2013.
H.1 - I 16	High Density Residential (RHD) lands identified in the Residential Land Inventory shall be required to develop with a minimum density of 20 units per acre.	During the General Plan Update Currently Underway	The General Plan Update process is currently underway. The new General Plan is scheduled for adoption in 2013.
I.4.1 - I 17	Continue to monitor changes in State Law related to housing issues and initiate amendments to the Land Use and Development Code as needed to ensure consistency of local ordinances with State Law.	Ongoing	The City continues to monitor changes in State law.
I.4.1 - I 18	Implement California energy conservation standards,	Ongoing	The Community Development Department's Building Division continues to enforce energy conservation standards as part of the permitting process for all residential projects.
I.4.1 - I 19	Implement the California Green Building Standards Building Code.	Ongoing	The Community Development Department's Building Division has implemented the changes in the Code as they apply to all residential projects.
I.4.1 - I 20	Encourage energy-conserving development patterns,	Ongoing	The California Green Building Standards Code, adopted in July 2008, went into effect January 2010. The Community Development Department's Building Division has implemented the changes in the Code as they apply to all residential projects.
I.4.1 - I 21	Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings, site, and other factors affecting energy use	Ongoing	The Community Development Department is promoting energy conserving development patterns as part of the General Plan Update process, currently underway.
I.4.1 - I 22	Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.	Ongoing	The Land Use and Development code permits manufactured homes to be constructed in single family zoning districts, subject to the same design review process as a site-built house.
I.4.1 - I 23	The City of Vacaville, in its capacity as the City's water and sewer service provider, will grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.	Ongoing	The City has not received any applications for affordable residential projects during the 2011 reporting period.

### Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective*	Timeframe in H.E.	Status of Program Implementation	
H.1 - 1.24	The City will consider developing a more formalized reasonable accommodation procedure that will provide an administrative exception process in zoning and land use matters for housing for persons with disabilities.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur in 2013.	
H.1 - 1.25	Amend Section 14.09, 128.080, Required Off-Street Parking Designated, of the Land Use and Development Code to include parking requirements for studio apartments.	May 2011	Due to budgetary and staffing constraints, this amendment has not been initiated. This amendment, along with others, will likely be initiated following the adoption of the new General Plan scheduled to occur in 2013.	
H.1 - 1.26	Consider implementation of a program to provide subsidies to partially fund the Public Safety Community Facilities District (CFD) costs for affordable multi-family housing with long term affordability agreements.	May 2011	During this reporting period, the Redevelopment Agency provided subsidy to fund the Public Safety Community District costs for Agency-owned and Agency-invested affordable multifamily housing projects. The source of funding for this activity is Redevelopment Low Income Housing Fund (L.I.H.F). Future activity will be impacted due to the elimination of redevelopment agencies in the State of California effective February 1, 2012. The elimination of redevelopment agencies will seriously impede the City of Vacaville's ability to meet its housing goals/obligations.	
Name of Program		Timeframe in H.E.	Status of Program Implementation	
<i>Rehabilitation and Conservation</i>				
H.2 - 1.1	Continue to enforce housing affordability agreements between the owners and the City/Redevelopment Agency.	Ongoing	The Department of Housing and Redevelopment monitored 114 affordability agreements.	
H.2 - 1.2	Continue to operate and expand below-market-rate loan programs for the acquisition and/or rehabilitation (including installation of weatherization measures) of housing occupied by lower-income owners and renters.	Ongoing	In 2011, two mobile homes owned and occupied by low-income households were rehabilitated through the low-interest, deferred payment loan program.	
H.2 - 1.3	Continue to operate and expand the IUD funded Housing Clinice Voucher Program to preserve the stock of existing housing.	Ongoing	The Vacaville Housing Authority (VHA) provided rental assistance to 1,193 low-income senior and "working poor" households each month. The VHA also conducted approximately 1,200 annual Housing Quality Standards inspections, which ensures the preservation of these units.	

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.				
Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective*	Timeframe in H.E.	Status of Program Implementation	
H.2 - 1 4	Continue to enforce the Public Nuisance Ordinance (PNO) to encourage property maintenance and to promote improved quality of life in Vacaville's communities.	Ongoing	During this reporting period, the Department of Housing and Redevelopment resolved 1,278 vehicle cases, 311 graffiti cases, and 1,313 occupied property cases. Inspected 602 vacant buildings/homes and enforced on 122 properties due to property conditions. Ensured 512 undeveloped lots met abatement requirements. Facilitated communications, applicant screening and calls for service follow-up between Agency-invested properties and the Police Department. Funded Housing Officer Liaison Program to ensure Police support to Agency-invested properties, including conducting monthly meetings. Secured Memorandum of understanding between Caltrans and Vacaville Youth in Action (VYIA) to abate graffiti located along the Interstate 80/Interstate 505 corridor within Vacaville city limits. Implemented shared database with the Police, Public Works, VYIA, and Code Compliance to track graffiti vandalism and costs incurred by the City for abatement, as well as facilitate Police investigations. VYIA resolved 525 graffiti abatements cases.	
H.2 - 1 5	Continue to enforce and update the Condominium Conversion Ordinance.	May 2011	In January 2011, the City Council initiated an amendment to the Condominium Conversion ordinance that if approved, would prevent the conversion of senior apartments if the senior restricted apartment rate falls below 3 percent. Due to budget and staffing constraints, this amendment has not yet been adopted.	
H.2 - 1 6	Assist in maintaining the affordability of units produced through federal and state programs by working with appropriate organizations to identify units, which may convert to market-rate units, analyzing the cost of keeping the units as affordable, and taking measures to ensure continued affordability or providing assistance to residents if the affordability of the units is removed.	Ongoing	An interested buyer requested Redevelopment Agency assistance to purchase, rehabilitate, and preserve the affordability of 45 multifamily units at Twin Oaks Apartments. These activities are funded by the Redevelopment Agency Low-Income Housing Fund. Available funding for this purpose will be impacted due to the elimination of redevelopment agencies effective February 1, 2012.	
H.2 - 1 7	Support the development of Extremely Low Income rental housing by seeking additional funding sources from State and Federal resources.	2010	The Department of Housing and Redevelopment (DHR) will aggressively pursue opportunities to expand affordable housing choice for low-income residents. In 2011, as the Vacaville Housing Authority, DHR successfully applied for additional housing choice vouchers under the Family Reunification program and was awarded 30 vouchers. DHR will continue to apply for grants and other funding for which it is eligible.	
H.2 - 1 8	As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearly or as a component of the development.	Ongoing	No activity.	
H.2 - 1 9	Continue the Process of Acquiring and Converting Market Rate Multi-family Rental Housing Units In The Cullen Street/Bennett Hill Drive/Bennett Hill Court Revitalization Area for the Purpose of Substantial Rehabilitation and Converting the Units to Affordable Housing Units.	Ongoing	The City released an RFP for a service provider to provide transitional, supportive, and/or other affordable housing in 8 Agency-owned units in the neighborhood. No eligible responses were received and the project is currently on hold due to the elimination of redevelopment.	

### Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583.			
Name of Program	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Objective*	Timeframe in H.E.	Status of Program Implementation	
Name of Program	Objective	Timeframe in H.E.		Status of Program Implementation	
<i>Housing Support Services</i>					
H.3 - 11	Work to ensure that individuals seeking housing in Vacaville are not discriminated against on the basis of age, race, disability, gender, familial status, national origin, or other protected categories.	Ongoing	The Housing Counseling Center provided the following programs to promote fair housing opportunities to individuals in Vacaville. Assisted 1,741 clients through counseling services (1,299 callers/442 walk-ins); Assisted an additional 967 households with pre-foreclosure counseling (97 e-mail contacts, 579 callers, 238 workshop participants and 165 one-on-one appointments). Of these, 165 households received one-on-one assistance with foreclosure options, with 36 families avoiding foreclosure (172 cases remain active); Assisted/referred 2,607 households through the Self-Help Center (592 walks-ins/2,015 phone calls), including providing application assistance to 705 households applying for PG&E Home Energy Assistance, Season of Sharing, and/or Second Chance programs, and 224 potential homeowners attended First Time Homebuyers Workshops.	Status of Program Implementation	
H.3 - 12	Provide technical and/or support services to non-profit agencies and other entities serving the homeless.	Ongoing	In 2011, the City continued to provide support to the Vacaville Social Services Corporation and CAP Solano based organizations that provide services to homeless persons in Vacaville. In 2011, this group coordinated a second Project Homeless Connect event that brought service providers and homeless individuals together in an effort to remove obstacles preventing the homeless from reengaging into the community. It also continued its work on a potential transitional housing project.	Status of Program Implementation	
H.3 - 13	Continue to support the Vacaville Community Welfare Association's (VCWA) emergency voucher and other emergency housing related programs.	Ongoing	Funding for VCWA has decreased and consequently, DHR is no longer providing staff support for this program. However, the Housing Counseling Center provided application assistance to 705 households applying for PG&E Home Energy Assistance, Season of Sharing, and/or Second Chance programs.	Status of Program Implementation	
H.3 - 14	Continue to operate and expand the HUD Housing Choice Voucher Program and other related rent subsidy programs.	Ongoing	The Vacaville Housing Authority (VHA) provided rental assistance to 1,193 low-income senior and "working poor" households each month. The VHA also conducted approximately 1,200 annual Housing Quality Standards inspections. The Vacaville Housing Authority secured \$130,000 in HUD grants for Family Self-Sufficiency and Homeownership programs. It also successfully compete for additional vouchers under the Family Unification program and was awarded 50 additional vouchers. DHR will continue to apply for additional vouchers as they become available.	Status of Program Implementation	
H.3 - 15	Continue to provide mortgage subsidies to increase affordability to levels below 50 percent of median.	Ongoing	The Department of Housing and Redevelopment provided 1 mortgage subsidy loan to increase affordability levels below 50 percent of median.	Status of Program Implementation	
H.3 - 16	Continue to provide First Time Homebuyer opportunities through various funding mechanisms including down payment loans, shared equity loans, the Neighborhood Stabilization Program, and homebuyers' education activities	Ongoing	The City funded 12 First Time Homebuyer loans totaling \$3,90,000 with funds obtained from a grant for Vacaville residents to purchase homes.	Status of Program Implementation	

**Program Implementation Status**

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective*	Timeframe in H.E.	Status of Program Implementation		
H.3 - 17	Continue to implement relocation plans for households displaced as a result of local public action.	Ongoing	There was no activity during this reporting period.		
H.3 - 18	As appropriate, work to ensure that new and rehabilitated affordable units, in particular multifamily units, are developed with supportive services, such as child care, English as a second language, and job training, nearby or as a component of the development.	Ongoing	No activity.		
H.3 - 19	Continue to provide housing counseling assistance to residents to help preserve homeownership and rental tenancy.	Ongoing	The Housing Counseling Center provided the following programs to promote fair housing opportunities to individuals in Vacaville. Assisted 1,741 clients through counseling services (1,299 callers/442 walk-ins). Assisted an additional 967 households with pre-foreclosure counseling (97 e-mail contacts, 579 callers, 238 workshop participants and 165 one-on-one appointments). Of these, 105 households received one-on-one assistance with foreclosure options, with 36 families avoiding foreclosure (172 cases remain active); Assisted/referred 2,607 households through its Self-Help Center (592 walk-ins/2,015 phone calls), including providing application assistance to 705 households applying for PG&E Home Energy Assistance, Season of Sharing, and/or Second Chance programs; and 234 potential homeowners attended First Time Homebuyers Workshops.		
H.3 - 10	Continue to conduct Code compliance activities to ensure vacant homes do not become nuisances and contribute to neighborhood blight.	Ongoing	During this reporting period, the Department of Housing and Redevelopment resolved 1,278 vehicle cases, 311 graffiti cases, and 1,313 occupied property cases. Inspected 602 vacant buildings/homes and enforced on 122 properties due to property conditions. Ensured 512 undeveloped lots met need abatement requirements. Facilitated communications, applicant screening and calls for service follow-up between Agency-invested properties and the Police Department; Funded Housing Officer Liaison Program to ensure Police support to Agency-invested properties, including conducting monthly meetings; Secured Memorandum of understanding between Caltrans and Vacaville Youth in Action (VYIA) to abate graffiti located along the Interstate 80/Interstate 505 corridor within Vacaville city limits. Implemented stated database with the Police, Public Works, VYIA, and Code Compliance to track graffiti vandalism and costs incurred by the City for abatement, as well as facilitate Police investigations. VYIA resolved 525 graffiti abatements cases.		
H.3 - 111	Continue to address the needs of local military personnel and their families.	Ongoing	The City continues to work closely with Travis Air Force Base to help meet the needs of local military personnel and their families.		
H.3 - 112	Continue to activate and operate emergency cooling and warming centers at the City's community centers during times of extreme weather, which are available to all City residents. In addition, the City will activate and operate emergency shelters during catastrophic events requiring emergency evacuations of City residents.	Ongoing	The City continues to activate and operate emergency cooling and warming centers during times of extreme weather.		

**Program Implementation Status**

<b>Program Description (By Housing Element Program Names)</b>	<b>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</b>	<b>Objective*</b>	<b>Timeline in H.E.</b>	<b>Status of Program Implementation</b>
H.3 - I 13	Continue to participate in the Community Action Partnership of Solano (CAP Solano) to oversee the development of the Homelessness Continuum of Care.	Ongoing	A City Council member and the Director of the Community Development Department currently participate in the CAP Solano. The City will continue to participate with the Solano County Continuum of Care Collaborative.	
H.3 - I 14	Collaborate with local faith-based organizations to develop appropriate housing and support services to implement a "Housing First" or similar type program.	Ongoing	The City continues to collaborate with local faith-based organizations to develop appropriate housing and support services.	
H.3 - I 15	Continue working with local faith-based organizations to create a Nonprofit Shelter Program.	Ongoing	In 2011 it was determined that local faith-based organizations were not in a position to provide support for a Nomadic Shelter program. The proposal may be revisited in the future.	
H.3 - I 16	Continue to collaborate with the Ad-Hoc Homeless Task Force.	Ongoing	The City continues to collaborate with the Ad-Hoc Homeless Task Force.	

\* Note: For a full discussion about these Housing Programs and their objectives, please refer to Attachment C.

**Important Comments:**

The major source of funding for housing activities for extremely low-, very-low, and low-income households, as reflected above, is Redevelopment Low Income Housing Fund (LIHF). Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impact the City of Vacaville's ability to meet its housing goals/obligations.

Many activities provided by the Department of Housing and Development are funded wholly, partially, and/or supported by Redevelopment Low Income Housing Fund (LIHF) and Redevelopment Tax Increment. Future activity may be impacted due to the Governor's proposal to eliminate redevelopment agencies in the State of California. The elimination of redevelopment agencies will seriously impact the City of Vacaville's ability to meet its housing goals/obligations.

## Exhibit C

### 2011 LIST OF ACCOMPLISHMENTS (ABRIDGED VERSION)

#### ■ Vacaville Housing Authority:

- Provided rental assistance to 1,143 low-income senior and “working poor” households each month
- Achieved tenth consecutive year perfect score for US Department of Housing and Urban Development (HUD) Section Eight Management Assessment Program (monitoring system)
- Completed 1,143 annual Housing Quality Standards inspections during 2-month period
- Secured \$132,424 in HUD grants for Family Self-Sufficiency and Homeownership programs (renewals)
- Secured 50 new vouchers or \$381,894 for the Family Unification Program to assist former foster youth and/or families working with the Child Welfare system and who lack adequate housing.

#### ■ American Recovery and Reinvestment/Entrepreneurial Activities:

- Funded \$83,289 in First-time Homebuyer Loans for Vacaville residents purchasing foreclosed properties, under the Neighborhood Stabilization Program (NSP)
- Continued administering (under contract) the Solano County Joint NSP Agreement (Cities of Dixon, Rio Vista, Suisun, Benicia and unincorporated portions of Solano County)
- Continued administering (under contract) Solano County’s Housing Authority (\$210,304 administration) and Family Self Sufficiency/Homeownership programs (\$57,131)

#### ■ Housing Counseling:

- Met with 42 clients for the “Keep Your Home California” program for families facing foreclosure; 24 received assistance with their mortgage
- Secured HUD funding: \$24,939 for mortgage modification/scam prevention
- Assisted 1,741 clients through counseling services (1,299 callers/442 face-to-face)
- Assisted 165 first time pre-foreclosure clients through one-on-one counseling (Including 24 Spanish-speaking clients)
- Closed 221 foreclosure cases; 36 households avoided foreclosure; 172 cases remain active
- Assisted/referred 2,607 households through the Self-Help Center (592 walk-ins/2,015 phone calls)
- Provided application assistance to 267 households applying for PG&E Home Energy Assistance, Season of Sharing, and/or Second Chance programs
- 171 potential homeowners attended First Time Homebuyers Workshops
- Expanded services to those who speak Spanish by adding a full-time bilingual foreclosure counselor

#### ■ Loan Programs:

- Secured \$800,000 in HOME grant funding for First-time Homebuyer Loans and Owner-Occupied Rehabilitation Loans
- Committed 12 First-time Homebuyer Loans to Vacaville residents (\$390,000)
- Completed 2 Owner Occupied Loans (\$50,000)

- **Public Education, Outreach and Training:**
  - Conducted 31 and 14 Workshops in English and Spanish (respectively): Foreclosure Counseling , First Time Home Buyers, Credit & Budgeting and Fair Housing Tenants' Rights
- **Clean Up Callen Street Project:**
  - Acquired 255 Bennett Hill Court (4 units)
  - Conducted Request For Proposal process, selected developer and began negotiating the Disposition, Development, and Loan Agreement
- **Opportunity House Relocation/Expansion:**
  - Working with Vacaville Community Housing and Vacaville Social Services Corporation, facilitated demolition and construction activities; as of this time building is weather tight.
- Facilitated financing mechanism for Vacaville property owners to complete energy efficiency improvements
- **Vacaville Community Housing:**

Disbursed \$750,000 to make property improvements: renovation of 32 apartments, roofing repairs/replacements, asphalt and concrete repairs, carport repairs, electrical sub-panel replacement, deck/landing replacement, installation of energy-efficient windows at 82 apartments, drainage upgrades, retaining wall installation, electronic gate repair, and fencing installation
- **Neighborhood Team/Crime Free Multi-Housing Program:**

Facilitated communications, Applicant Screening, and Calls for Services follow-up between Agency-invested properties and Police Department
- **Community Investment/Liaison:**
  - Invested over 640 hours as City/Agency Liaison/Representative to various community organizations: Vacaville Community Housing, Vacaville Social Services Corporation, Solano County, Vacaville Conference and Visitors Bureau, Downtown Vacaville Business Improvement District, Ad Hoc Homeless Task Force, Vacaville Chamber of Commerce, Solano County Workforce Investment Board, Solano Employment Connection, Family Self-Sufficiency
- **Combined Staff Development/Training:**
  - Attended/participated in over 200 hours of trainings/workshops or webinars, most of which were free or paid for the US Department of Housing and Urban Development
  - Conducted Annual Department Work Plan to discuss vision, values, core services, and goals for FY 2010-11: "Just One Thing"
- **General Plan Update**
  - Project initiated in March 2010
  - Created and Maintain the project website; [www.vacavillegeneralplan.org](http://www.vacavillegeneralplan.org)
  - Seventeen General Plan Update Steering Committee Meetings
  - Three General Plan Update City Council Meetings
  - Four General Plan Update City Council Study Sessions
  - Three public workshop & four days of community outreach at Farmers Market

- Three Property Owner workshops
- Met with numerous private property owners, business owners and the general public
- Meetings with SID, LAFCO, County and SCWA to review GPU
- Published a Land Use Alternatives Evaluation Workbook which evaluated three possible land use alternatives.
- Created and selected the Preferred Land Use Alternative which will be analyzed in the General Plan Update Environmental Impact Report.
- Published three newsletters
- Prepared 17 Existing Conditions reports for topics including:
  - Population and Housing Conditions and Trends
  - Competitive Positioning
  - Neighborhood Serving Retail
  - Downtown Housing Evaluation
  - Parks and Recreation
  - Public Services
  - Water Supply and Service
  - Wastewater System
  - Stormwater System
  - Biological Resources
  - Cultural and Paleontological Resources
  - Transportation and Circulation
  - Air Quality
  - Noise
  - Agricultural Resources
  - Land Use
  - Greenhouse Gas Emissions

#### Other Projects

- Prepared the Annual Status of the General Plan and Affordable Housing Report as mandated by the state.
- Represented Vacaville in the Regional Housing Needs Allocation process through Association of Bay Area Governments, the first step towards the next state-mandated Housing Element revision.
- Responded to required annual reporting requests from numerous outside agencies including the State Department of Finance, State Department of Conservation, Governor's Office of Planning and Research, U.S. Census Bureau and Association of Bay Area Governments.
- Provided ongoing review and comment on the Association of Bay Area Governments Sustainable Communities Strategy draft population and jobs forecast for Vacaville.